Chalker Ranch 5199 Cr 296 Breckenridge, TX 76424

\$799,950 91 +/- acres Stephens County









MORE INFO ONLINE:

Chalker Ranch Breckenridge, TX / Stephens County

SUMMARY

Address

5199 Cr 296

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude

32.677447 / -99.017036

Dwelling Square Feet

800

Bedrooms / Bathrooms

1/1

Acreage

91

Price

\$799,950









PROPERTY DESCRIPTION

Chalker Ranch is a complete sportsman package offering panoramic views, Manicured trails, beautiful hardwoods, and excellent hunting. This property is very secluded yet still has the amenities of a charming cottage with a women's touch yet is rustic enough for a man. Two bunkhouses offer extra beds for guests and family. A well-built shop for all your tools and equipment has been insulated and plumbed with a toilet and sink to build a third bunk house. Chalker ranch is equipped with a well-thought-out oasis offering an excellent area for telling hunting stories with family and friends or the perfect relaxing space after a long day's work. Roughly thirty acres make up the north end of the ranch, fenced off to keep the cattle and horses out of the living areas. A small set of pens are in place at the front of the property for loading and unloading your ag and a designated area for feeding. A clearing was established along the county road that would be perfect for a sunflower field. One pond makes up for the surface water on the property, but a deep draw travels the back side of the land for more considerable water potential. This property offers excellent fishing in the summer and fall, not far from Hubbard Creek Lake.

- -- Broker's Comments -- Chalker Ranch is a nice, true turnkey property.
- -- Cabin & Improvements --
 - - 480 SQFT Cabin
 - -2 bunk houses
 - 30X40 shop with plumbing and installation to be converted into a longe.
 - - Barn and two conex containers
 - - Deer blinds and feeder will convey
 - Stephens County SUD water meter
 - -Commanche Coop Electricity
 - -Septic System big enough to build a new home on
 - -Furniture may convey with an acceptable offer
- -- WATER & TERRAIN --
 - - 1 Small tank/pond on the South side--.32/ac
 - Stephens County SUD water meter
 - 1 nice size draw; significant water potential
 - - 30+/- ft Total elevation change; Great views to the west
 - Heavy post oaks on hills; mature mesquite flats with sizeable live oak mottes



MORE INFO ONLINE:

-- COVER & WILDLIFE --

- - Wildlife--Never been leased for hunting; Whitetail Deer, duck, dove, hog, varmint
- - Tree Cover-98% wooded; Live Oak, Post Oak, Mesquite, Elm, Hackberry
- - Underbrush--Heavy; Elbowbush, Bumelia, Skunkbush, Lotebush, Prickly Pear, Turkey Pear
- Native Grasses--Stocking rate 1 unit per 25 acres; not overgrazed; ag exempt, not leased for grazing
- - Cultivation & Soils--No cultivation; +/- 7 acres at the front cleared off; Thurber Clay Loam, Truce Fine Sandy Loam

-- MINERALS & WIND --

- - 1 Dry hole drilled; 2 pipelines; 8" and one 6" TARGA MIDSTREAM SERVICES LLC
- - The seller owns some minerals; Will consider selling with an acceptable offer
- - No visible wind turbines; no known wind lease in the immediate area
- - All owned wind rights convey

-- ACCESS & DISTANCES --

- Gate on County Road 296-2,370 ft of frontage (dirt)
- - .3/4 miles north of FM 576 (paved)
- - 8 miles southwest of Breckenridge (Municipal Airport)
- - 98 miles west of Fort Worth (International Airport)

Listing Agent: Travis Patterson (254)246-5266

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MORE INFO ONLINE:

CFRLand.com

Chalker Ranch Breckenridge, TX / Stephens County





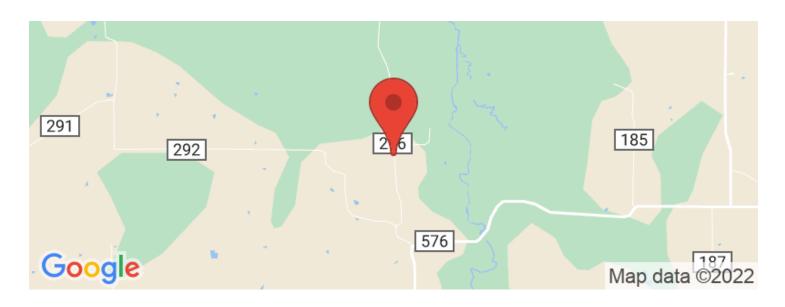








Locator Maps







Aerial Maps





LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

Mobile

(254) 246-5266

Email

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Address

801 Elm Street

City / State / Zip

Graham, TX 76450

NOTES			



<u>NOTES</u>		



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